

003.0

0002

0002.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

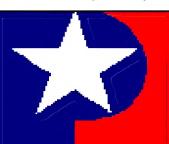
Total Card / Total Parcel

USE VALUE:

1,224,000 / 1,224,000

ASSESSED:

1,224,000 / 1,224,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
152	-160A	MASS AVE, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1:	D'AGOSTINO PAUL/TRUSTEE
Owner 2:	R.P.S.D. REALTY TRUST
Owner 3:	

Street 1:	28 CHURCH STREET
Street 2:	

Twn/City:	WINCHESTER
St/Prov:	MA
Postal:	01890

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Store with a Store Building built about 1920, having primarily Brick Veneer Exterior and 4542 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 5 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		6000		Sq. Ft.	Site		0	43.25	2.88	CG									746,841						746,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										2393
										GIS Ref
										GIS Ref
										Insp Date
										03/12/09

!238!

USER DEFINED

Prior Id # 1:	2393
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:04:50
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
09/28/16	15:21:14
ekelly	
238	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 003.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	480,900	0	6,000.	733,900	1,214,800	1,214,800	Year End Roll	12/18/2019
2019	325	FV	458,500	0	6,000.	690,700	1,149,200	1,149,200	Year End Roll	1/3/2019
2018	325	FV	458,500	0	6,000.	604,400	1,062,900	1,062,900	Year End Roll	12/20/2017
2017	325	FV	458,500	0	6,000.	474,900	933,400	933,400	Year End Roll	1/3/2017
2016	325	FV	458,500	0	6,000.	474,900	933,400	933,400	Year End	1/4/2016
2015	325	FV	413,000	0	6,000.	431,700	844,700	844,700	Year End Roll	12/11/2014
2014	325	FV	413,000	0	6,000.	431,700	844,700	844,700	Year End Roll	12/16/2013
2013	325	FV	413,000	0	6,000.	431,700	844,700	844,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRASA INC.	1092-114		3/16/1992		800,000	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	988	Sign	1,680	8/14/2014				Fabricate and inst
8/6/2014	962	Sign	1,370	8/6/2014				Sign on nursery sc
4/4/2014	307	Demoliti	10,000					
7/10/2007	543	Add Bath	20,000			G9	GR FY09	& NEW OFFICE

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2014	Info Fm Prmt	PC	PHIL C
3/12/2009	Meas/Inspect	201	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

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